



62 STADON ROAD, ANSTEY, LEICESTERSHIRE,  
LE7 7AY

PRICE GUIDE £250,000

# 62 STADON ROAD, ANSTEY, LEICESTERSHIRE, LE7 7AY

## £250,000 FREEHOLD

### ENTRANCE HALL

Having stairs leading to the first floor landing, radiator and door to:

### LIVING/DINING AREA

20'6 - 11'8 x 14'11 - 7'9

Benefiting from windows to the front aspect, radiator, power points, TV point, door to the Conservatory and there is also an opening through to:

### KITCHEN AREA

10'1 x 8'4

With a range of wall and base units having work surfaces, sink with a mixer tap and drainer, integral oven, hob with extractor, power points, window to the rear aspect and door to:

### LEAN TO REAR PORCH

There is a window to the rear aspect, power point and a door to the side aspect.

### CONSERVATORY

11'2 x 7'6

There are windows to both the rear and side aspects, power points and door to the rear garden.

### FIRST FLOOR LANDING

Having a window to the side aspect, power point, loft access and doors to:

### BEDROOM

10'11 maximum x 10'11

Benefiting from windows to the front aspect, radiator, power points and fitted wardrobes.

### BEDROOM

10'10 x 9'4

Having a window to the rear aspect, radiator, power points and fitted wardrobes.

### BEDROOM

7'11 x 7'

Having a window to the front aspect, radiator, power points and fitted cupboard.

### BATHROOM

Comprising a low level WC, Wash hand basin, Bath with Shower over, Complimentary tiling, Heated towel rail and a Window to the rear aspect.

### REAR GARDEN

A mainly paved garden and good sized area that also enjoys a Decked and Outside Bar area.

### PARKING

From the front there is off road parking that leads alongside the property to:

### GARAGE

Benefiting from an up and over door.



## ANSTEY VILLAGE

Situated just off the A46 Leicester Western By-Pass which allows for a quick and easy access to the M1 at junction 21a, whilst further north is the A52 to both Nottingham and Grantham. Regular bus services run into Leicester where there is a Main Line railway station. Trains to London (St. Pancras) take from one hour and the East Midlands International Airport is approximately 25 minutes drive away, traffic allowing.

Anstey is a Leicestershire village on the edge of the renowned Charnwood and National Forests with their many scenic country walks and golf courses. The village is situated north-west of Leicester's City centre which is just four miles away. Anstey still retains some of the charm of a traditional village but with easy access to major road routes. The village has a variety of different shops and services making it the commercial centre for surrounding smaller villages. A supermarket is close by and a number of independent, family run business including our office can be found as well as Post Office, Vets, restaurants and a couple of fast food outlets. There is a regular bus service which operates to Leicester, Loughborough, Rothley, Cropston and Quorn. Football and cricket teams are within the village. Anstey also has a GP surgery, dentist and pubs. There are two primary schools (Latimer and Woolden Hill) plus The Martin High School for Secondary Education.

## VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

## MEASUREMENTS

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

## MONEY LAUNDERING

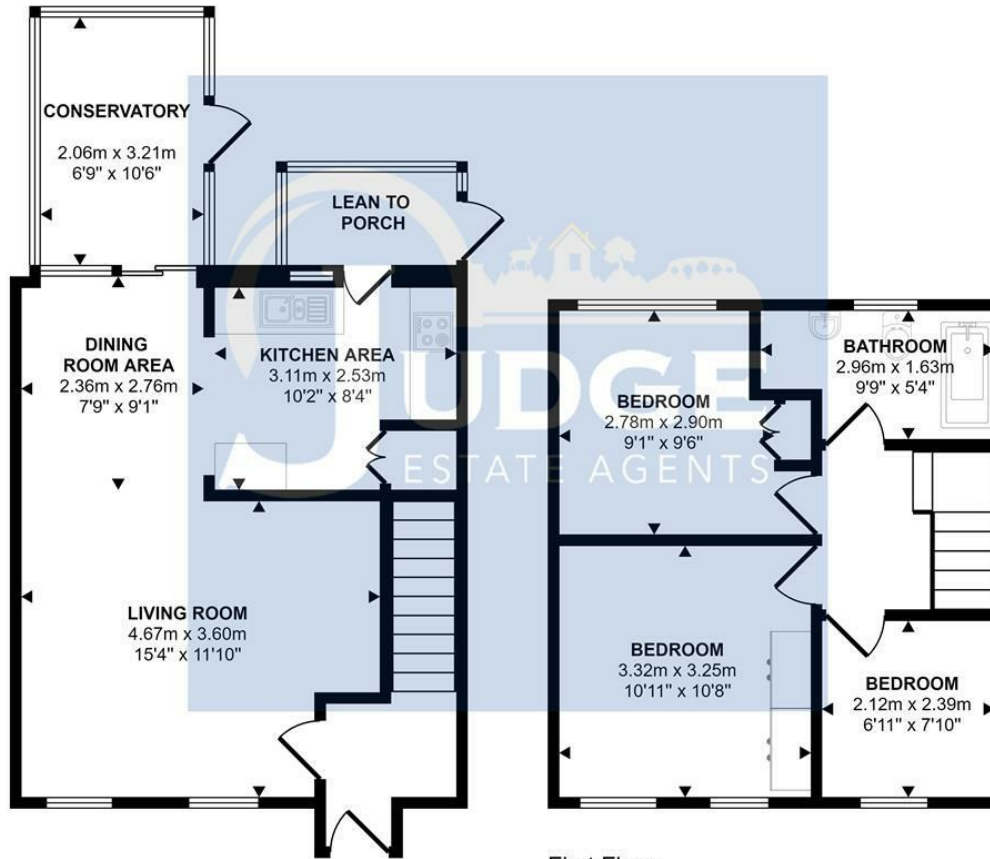
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE



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Approx Gross Internal Area  
83 sq m / 892 sq ft



Ground Floor  
Approx 48 sq m / 512 sq ft

First Floor  
Approx 35 sq m / 381 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewings strictly by  
appointment via Judge  
Estate Agents

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(02 plus) <b>A</b>		
(81-91) <b>B</b>			(01-01) <b>B</b>		
(69-80) <b>C</b>			(00-00) <b>C</b>		
(55-68) <b>D</b>			(00-00) <b>D</b>		
(39-54) <b>E</b>			(00-00) <b>E</b>		
(21-38) <b>F</b>			(00-00) <b>F</b>		
(1-20) <b>G</b>			(00-00) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	88	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	74

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PROUD TO SELL HOMES IN THE VILLAGES WE LIVE IN AND LOVE

